



REQUEST FOR DECISION

MEETING DATE: February 26, 2024

TITLE: Removal of Municipal Reserve Designation - 105 Madison Crescent - Public Hearing

DIVISION: Sustainable Growth and Development Services

SUMMARY:

The purpose of this report is to provide Council with background information to undertake the statutory Public Hearing on a proposed removal of municipal reserve designation at 105 Madison Crescent, and legally described as Lot 19R, Block 2, Plan 772 2050. The proposed removal of municipal reserve designation will allow redistricting, subdivision, and potential sale of a portion of the site.

The public hearing was previously opened and adjourned on December 4, 2023 and will reconvene on February 26, 2024.

PROPOSED MOTION:

THAT the municipal reserve designation be removed from Lot 19R, Block 2, Plan 772 2050.

BACKGROUND / ANALYSIS:

The subject parcel at 105 Madison Crescent, also legally known as Lot 19R, Block 2, Plan 772 2050 currently includes a storm water management facility in the northern half of the parcel and an industrial building with accessory structures in the southern half. The industrial building is currently being used by the Parkland Food Bank.

The subject parcel is currently designated as municipal reserve and districted as P1 - Parks and Recreation District. In order for the City to sell a portion of the site, Council must remove the land's municipal reserve designation by holding a Public Hearing and making a resolution of Council in accordance with sections 674 and 675 of the *Municipal Government Act* (the "Act").

A redistricting of approximately 0.46 ha of this site, from P1 - Parks and Recreation District to M1 - General Industrial District, is also required to support the future subdivision of the site intended to be sold to Parkland Food Bank. This redistricting process, under Bylaw C-1273-23, is proceeding concurrently with this proposed municipal reserve designation removal process.

OPTIONS / ALTERNATIVES:

Should Council feel they need further information to make a decision, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, the concurrently proposed Bylaw C-1273-23 to redistrict the parcel will have to be re-scheduled for second reading at a later date.

CONSULTATION / ENGAGEMENT:

Section 674 of the Act requires that if a council wishes to remove the municipal reserve designation from all or a portion of a municipal reserve parcel, a public hearing must be advertised and held in accordance with the Act. The public hearing was previously opened and adjourned on December 4, 2023 and will reconvene on February 26, 2024.

Notice of the reconvening of the public hearing was placed in the Spruce Grove Examiner on February 16, 2024, by placing a notice sign on the subject site, and uploading to the City website as per the Advertising Bylaw thereby satisfying the requirements of the Act. Additionally, a notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

When Council, by motion, approves the removal of the municipal reserve designation, Administration will complete the necessary documentation required by Land Titles at the time of the endorsement and registration of the subdivision.

IMPACTS:

Approval of the proposed motion will support the redistricting, subdivision, and potential sale of the redistricted portion of the site.

FINANCIAL IMPLICATIONS:

n/a